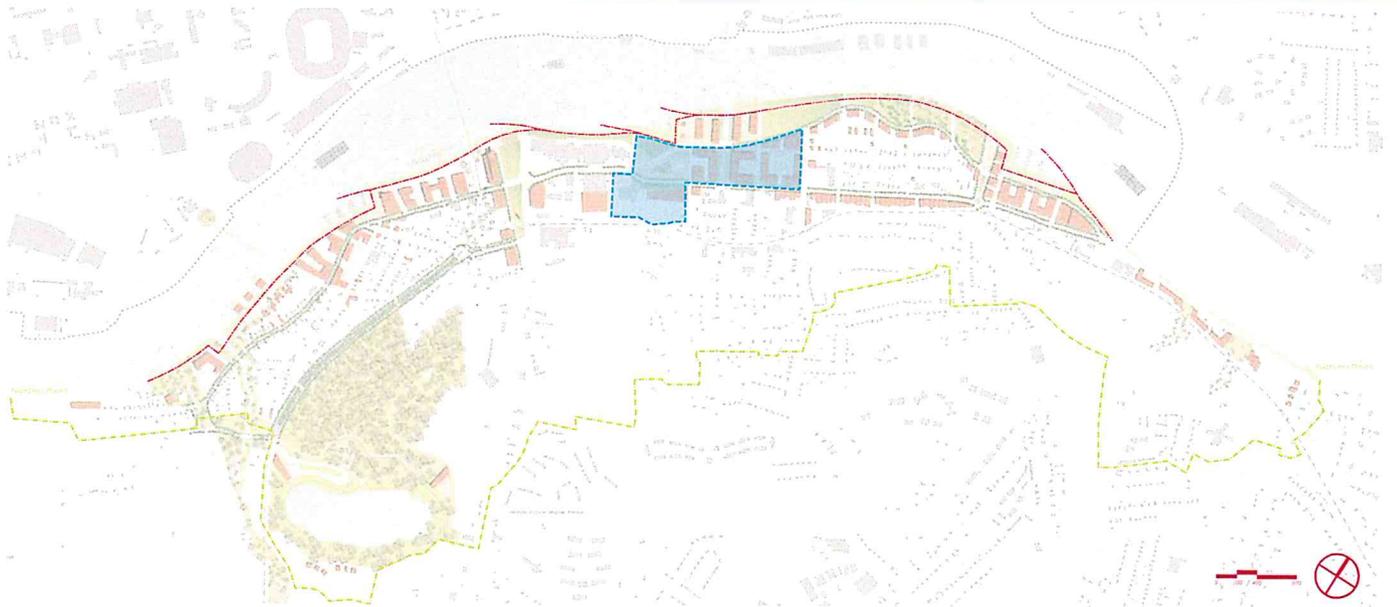
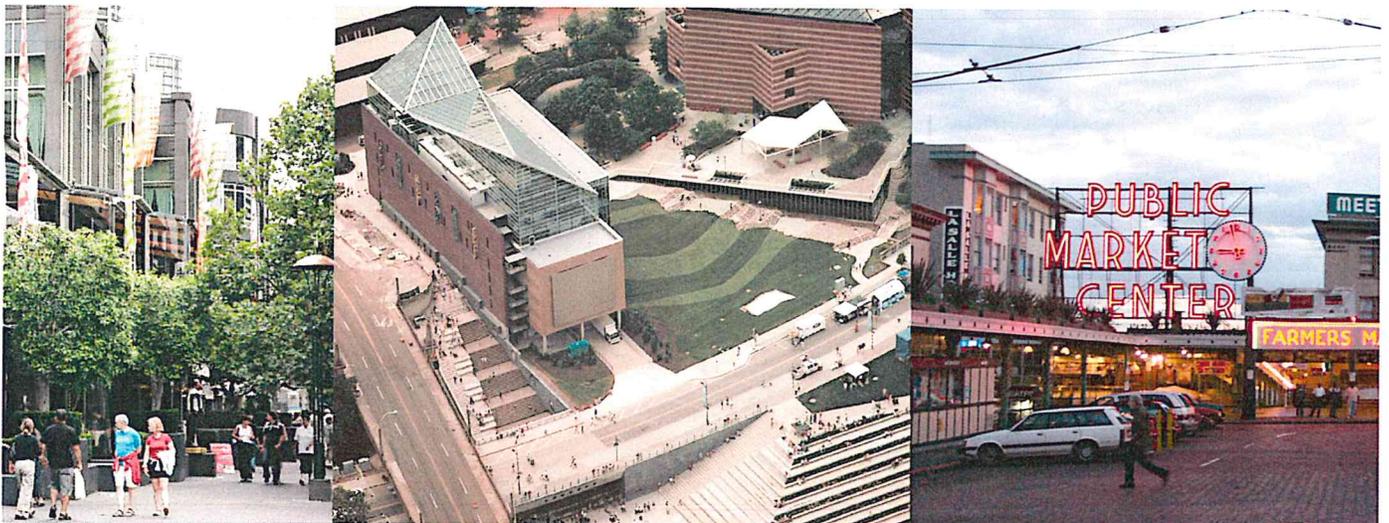


4.5-1 VISION & INTENT



This bustling area caters to multiple functions, including retail, entertainment, civic, cultural, and residential uses. New buildings are organized along the civic plaza called “Bell Tower Walk” and are oriented perpendicular to the river so as not to inhibit views to the river from the bluff. The Bell Tower Walk is the center of a lively area on the Knoxville South Waterfront where outdoor restaurants, fairs and musical events attract local Knoxvilleans and regional visitors both day and night and year round. Bell Tower Walk creates a “window-to-the-water” from the Baptist Church on Sevier Avenue leading down to the riverfront. It will serve as the central celebratory space for the community and could be used in conjunction with marketplace piers for small-scale festivals and urban markets throughout the year. Low to mid-rise, mixed-use or multiple unit housing developments face this linear open space and are encouraged to have commercial development on the first floor. To the west of this civic plaza, a cultural center and museum overlooks an outdoor amphitheater and marina that connect to the river walk. Parking structures are housed beneath the buildings or behind them to accommodate the area’s many visitors and employees.



4.5-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
VISION & INTENT	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS					
Existing Conditions	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Block Layout	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings Siting & Configuration	Principal Building Siting:				
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ancillary Structures & Outdoor Spaces	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.5-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
Building Frontages				
Building Frontages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off Street Parking & Loading				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Elements				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Systems				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability				
Green Building & Landscape Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.5-4 EXISTING CONDITIONS & BLOCK LAYOUT

EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Allow some views to river & downtown from taller buildings, when viewed from neighborhoods behind.

TOPOGRAPHY:

Consider existing topography and provide topographic survey with 2' contours

EXISTING TREES:

Identify all existing trees with a min 6" caliper including root zone within dripline
Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater

100-YEAR FLOOD LINES:

Tennessee River 100-Year flood line is EL 821.5
No fill or study to show "no rise" certification

500-YEAR FLOOD LINES:

Lowest habitable floor elevation is EL 828.8

ENVIRONMENTAL AND
ARCHAEOLOGICAL:

Comply with State & Federal Requirements
Report on environmental and/or archaeological findings

BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

BLOCK SIZE:

1400' Max perimeter

BUILDING LINES:

River Buffer Setback:

70' Min from normal pool EL 813.0
Refer to section 7-1 Riverscape Standards

Stream Buffer Setback:

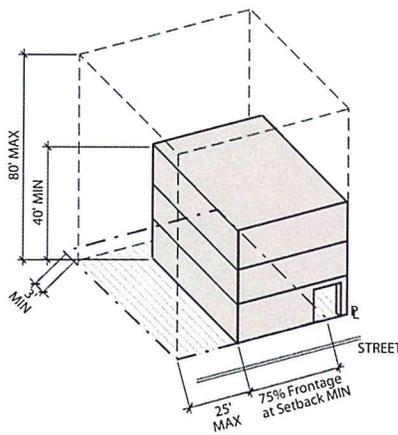
50' Min from stream centerline

PROPOSED SUBDIVISION
& PHASING PLAN:

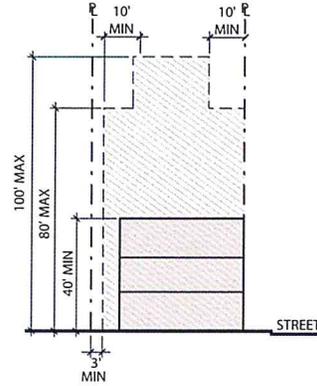
Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

4.5-5 BUILDING SITING & CONFIGURATION

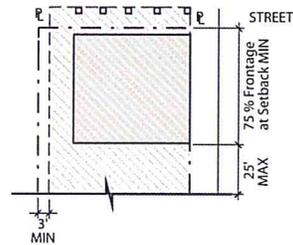
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



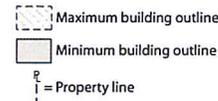
Axonometric Diagram



Section Height and Siting



Plan Width and Siting



Definitions

PRINCIPAL BUILDING SITING:

<i>Orientation:</i>	NA
<i>Front Setback:</i>	0'
<i>Frontage at Setback:</i>	75% Min to River Rd. & Sevier Ave.
<i>Side Setback:</i>	25' Max
<i>Rear Setback:</i>	3' Min
<i>Lot Size:</i>	3 Acre max
<i>Building Coverage:</i>	90% Max
<i>Open Space Coverage:</i>	10% Min

PRINCIPAL BUILDING CONFIGURATION:

<i>Building Width:</i>	NA
<i>Building Height Min:</i>	40' & 3 Story Min
<i>Building Height Max:</i>	80' & 7 Story Max plus 20' & 2 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	30,000 SF Max; Does not apply to structured parking footprint

FLOOR AREA RATIO (FAR):

7 Max

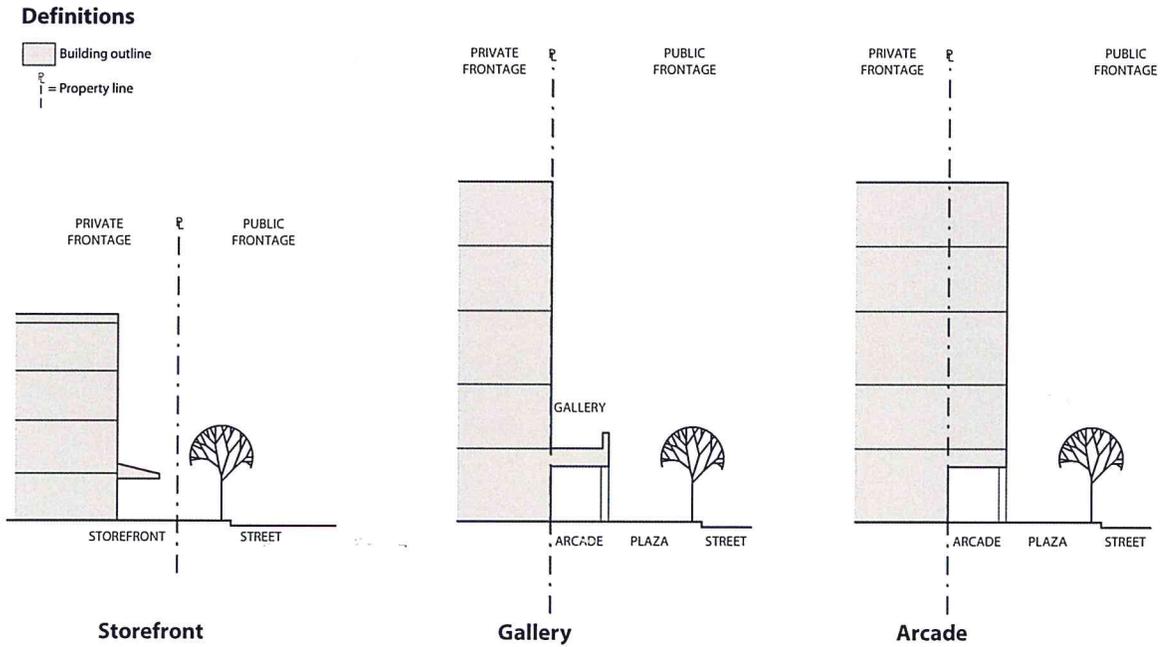
4.5-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Courtyards, plazas, mall
USABLE PRIVATE OPEN SPACE:	NA

4.5-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.



BUILDING FRONTAGES:

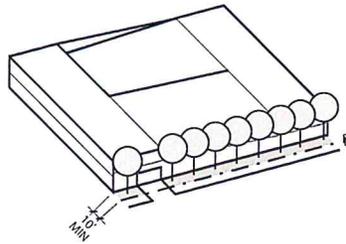
BUILDING ENTRIES:

BUILDING ENVELOPE ARTICULATION:

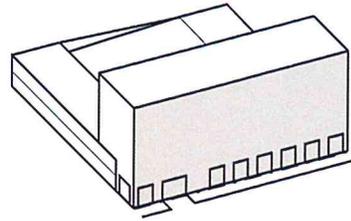
<i>Ground Level:</i>	Min 70% transparent glass at the ground level on the principal frontage
<i>Façade Length:</i>	NA
<i>Façade Openings:</i>	Openings above the first story on the principal frontage shall be Min 25% of the building wall area
<i>Roofs:</i>	Buildings may have flat or sloped roofs
<i>Other:</i>	Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

4.5-8 OFF STREET PARKING & LOADING

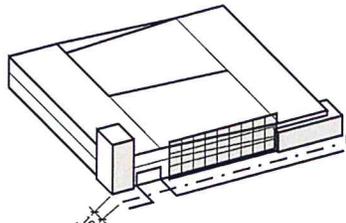
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



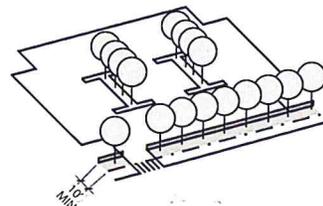
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

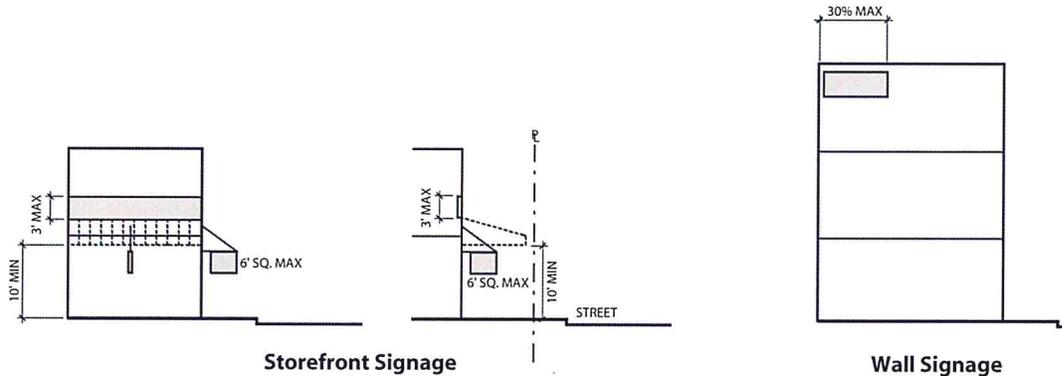


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear or center of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

4.5-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:

SIDE OR REAR PRIVACY FENCE OR WALL:

FRONT FENCE OR WALL:

LANDSCAPE VEGETATION:

Trees:

Shrubs & Groundcover:

SLOPES:

TRASH STORAGE & RECYCLING:

EXTERNAL MECHANICAL UNITS,
ELECTRICAL UNITS & RAIN BARRELS:

SIGNAGE:

LIGHTING TRESPASS:

Provide grading plan with 2' contours

8' Max

3'-6" Max

Min 8 trees (Min 2" caliper) per acre of open space
Trees required for surface parking may be counted
Maximize shrubs & groundcover per open space

Plant slopes steeper than 3:1 for erosion control

Integrate with building design or screen / conceal
from view from public street and riverwalk

Integrate with building design or screen / conceal
from view from public street and riverwalk with no
encroachment into setback area

External band above entry, hanging or blade sign,
awning or overhang

Pre-Curfew Limitations for Environmental Zone E4
As Defined by Illuminating Engineers Society of
Lighting for Exterior Environment RP-33

4.5-10 STORMWATER & SUSTAINABILITY SYSTEMS

STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface